BRIDGE DISTRICT

Boutique Market Opportunity

REDBRICK LMD

OF PLACE

07.11.2023



Boutique Market Opportunity

Redbrick LMD, developer of The Bridge District, is seeking a best-in-class boutique grocery store operator to anchor phase one. This 6,000 SF retail space will land front and center on our main street and at the base of The Douglass luxury apartment building, boasting 757 residences that target ILFI Zero Carbon certification.. Join Atlas Brew Works and DC's top chef talent in this new landmark neighborhood, opening early 2025.

Tenant Space	Premise Area (SF)[1]	Perimeter Frontage[2]	Street Frontage[3]	Promenade Frontage[3]	Floor Slab to Ceiling Slab
Suite 410	5,004	151'-0"	71' -6"	-	23' -9"
Suite 440	840	-	-	-	23' -9"
Total	5,884				

NOTES:

1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.

2. For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).

3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

4. Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.

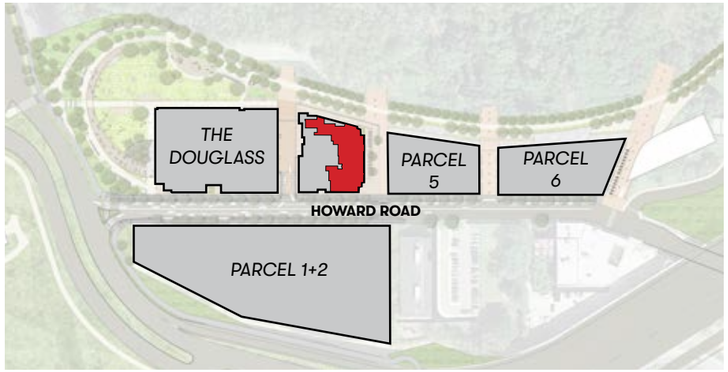
5. All existing conditions, dimensions and finished floor elevations to be field verified by Tenant.

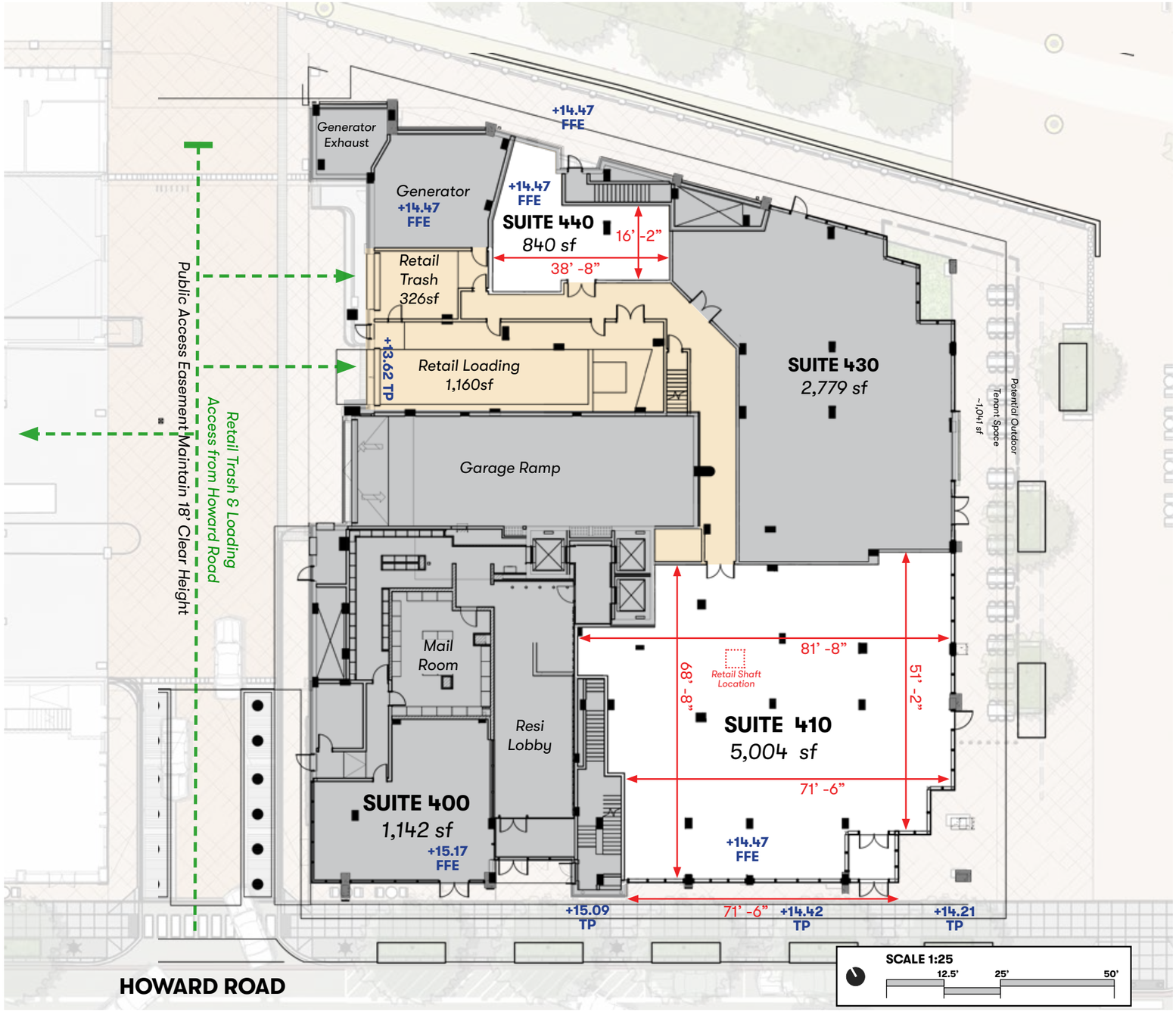
6. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.

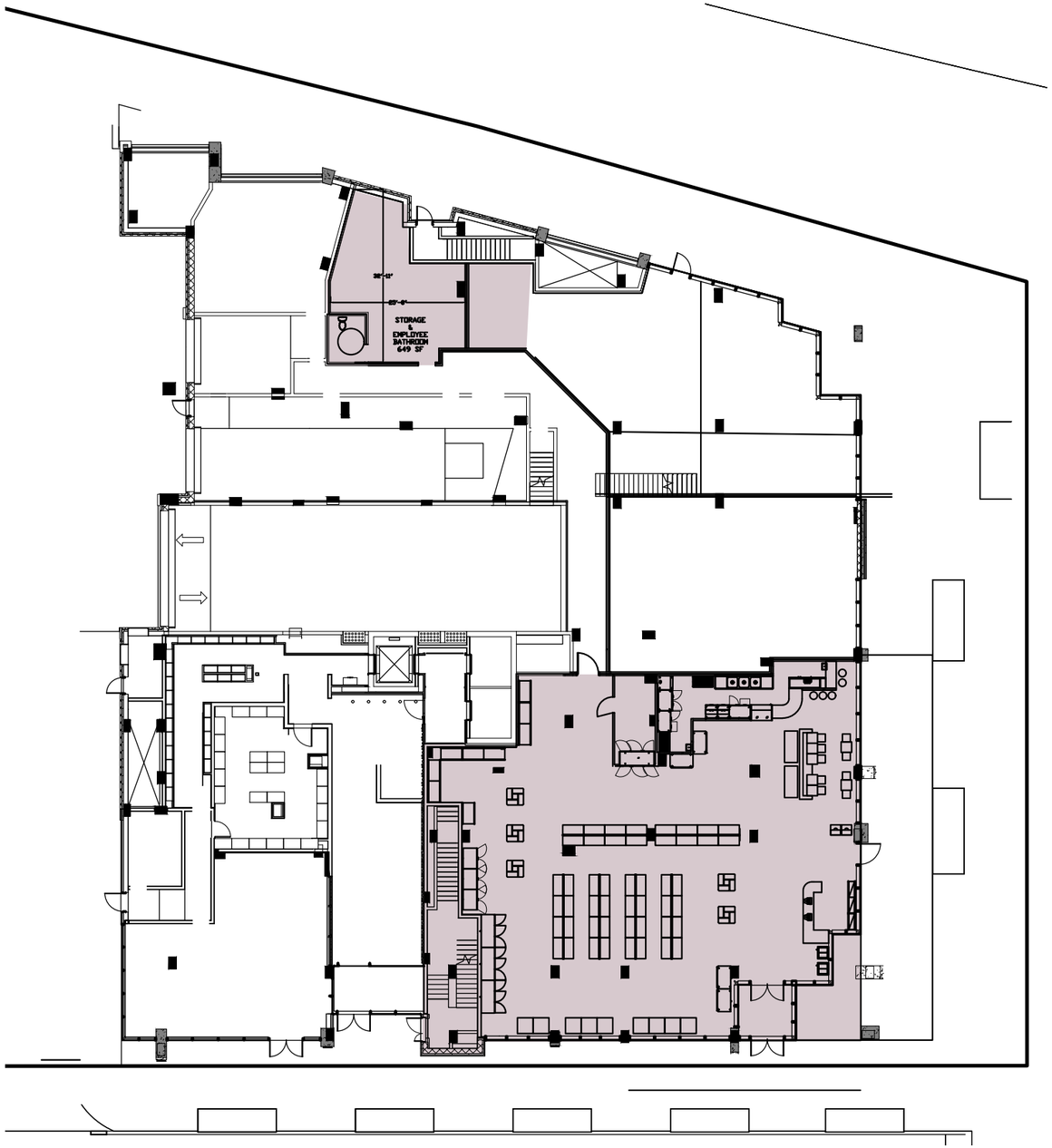
7. Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

8. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

VICINITY MAP / KEY PLAN





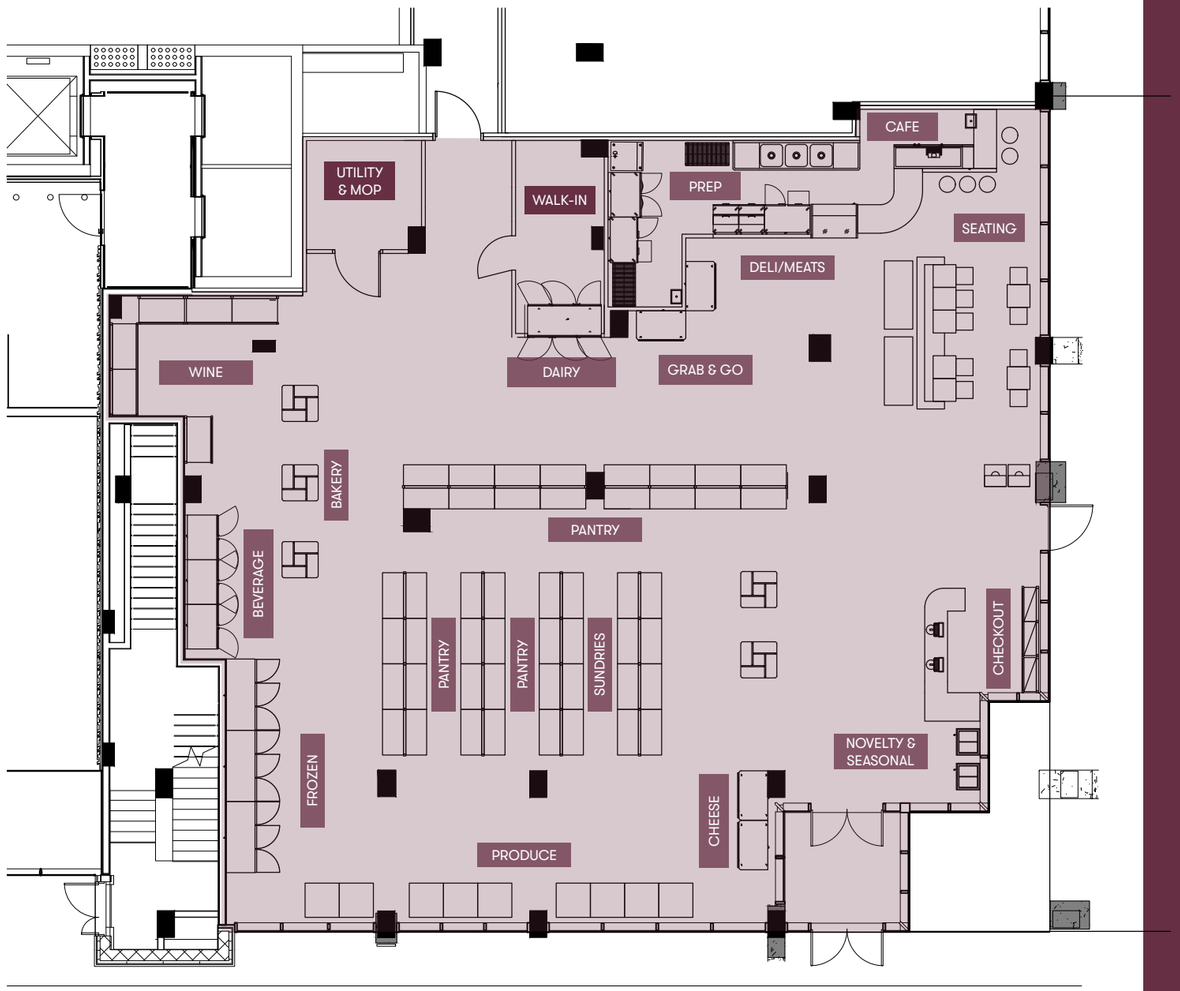






Conceptual Test Fit

SUITE 410



Non-vented Prep
3-basin sink
Hand sink
46” metro rack (x2)
Ice maker
40 cu. ft. reach-in rfrg.
48” rfg. worktop

Deli/Meats
27” sandwich top rfrg. (x2)
48” rfg. worktop
49” rfg. display case

Beverage / Dairy / Cheese
72 cu. ft. glass door rfrg. (x3)
18.6 cu. ft. open-air rfrg. merchandiser (x2)
74 cu. ft. pass-through rfrg.
Dairy walk-in rfrg. (8’ x 14’)

Grab & Go
18.6 cu. ft. open-air rfrg. merchandiser (x2)

Produce
36” x 36” display bin (x9)

Bakery
38” four-way display, 10” shelf (x3)

Wine
20 linear feet x 25”D gondola wall shelves

Novelty & Seasonal
4.7 cu. ft. novelty freezer (x2)
38” four-way display, 10” shelf (x2)

Frozen
44 cu. ft. glass-door frzr. (x3)

Sundries
32 linear feet x 22”D gonodola island shelves

Pantry
160 linear feet x 22”D gonodola island shelves

Checkout
9 linear feet x 13”D gondola wall shelves
2 POS

Utility & Mop Room (9’6” x 10’)

Cafe
Refrigerated Keg and 4 Tap Head
Hand Sink
Seating for 14

SUITE 410

















